

030.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

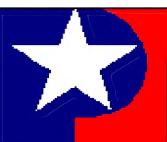
ARLINGTON

Total Card / Total Parcel

1,074,200 / 1,074,200

USE VALUE: 1,074,200 / 1,074,200

ASSESSED: 1,074,200 / 1,074,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
80-82		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KOTELLY JOHN C/FRANCES M/TRS	
Owner 2: KOTELLY FAMILY TRUST	
Owner 3:	

Street 1: 235 GRAY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COSTA MANUEL C & TINA -

Owner 2: -

Street 1: 82 HARLOW ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,522 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6522		Sq. Ft.	Site		0	80.	0.94	1									492,526						492,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct															
Use Code						Land Size						Building Value						Total Value											
104						6522.000						576,100						1,074,200											
Total Card						0.150						576,100						492,500						Entered Lot Size					
Total Parcel						0.150						576,100						492,500						Total Land:					
Source: Market Adj Cost						Total Value per SQ unit /Card:						367.40						/Parcel: 367.4						Land Unit Type:					

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct															
Use Code						Land Size						Building Value						Total Value											
104						6522.000						576,100						1,074,200						Entered Lot Size					
Total Card						0.150						576,100						492,500						Total Land:					
Total Parcel						0.150						576,100						492,500						Land Unit Type:					

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct															
Use Code						Land Size						Building Value						Total Value											
104						6522.000						576,100						1,074,200						Entered Lot Size					
Total Card						0.150						576,100						492,500						Total Land:					
Total Parcel						0.150						576,100						492,500						Land Unit Type:					

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct															
Use Code						Land Size						Building Value						Total Value											
104						6522.000						576,100						1,074,200						Entered Lot Size					
Total Card						0.150						576,100						492,500						Total Land:					
Total Parcel						0.150						576,100						492,500						Land Unit Type:					

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct											
Use Code						Land Size						Building Value						Total Value							
104						6522.000						576,100						1,074,200						Entered Lot Size	
Total Card						0.150																			

EXTERIOR INFORMATION

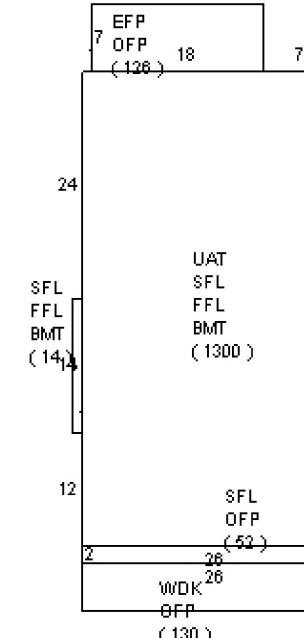
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	26.4	26.4	%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:		2	6	3
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals		2	12	6

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price
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CALC SUMMARY

Basic \$ / SQ:	170.00		
Size Adj.:	1.04179096		
Const Adj.:	0.99989998		
Adj \$ / SQ:	177.087		
Other Features:	116500		
Grade Factor:	1.10		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	782688		
Depreciation:	206630		
Depreciated Total:	576058		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	194.80
Special Features:	0	Val/Su Net:	117.98
Final Total:	576100	Val/Su SzAd:	214.96

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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PARCEL ID

030.0-0002-0008.0

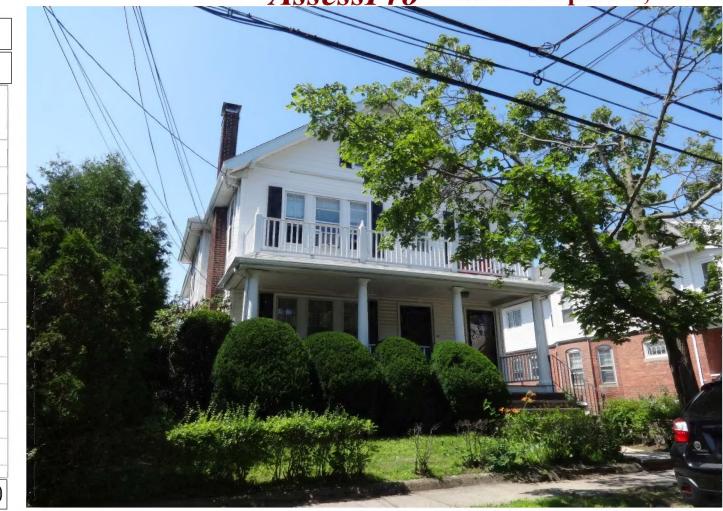
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	104			500			500

More: N Total Yard Items: 5,600 Total Special Features: Total: 5,600

IMAGE
AssessPro Patriot Properties, Inc